

# Montague Planning Board

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May 5, 2015 7:00 PM

Town Hall – Downstairs Meeting Room

One Avenue A

Turners Falls, MA 01376

## MEETING MINUTES

**Members Present:** Ron Sicard – Chair, Fred Bowman, Bob Obear, George Cooke, and Bruce Young (7:05)

**Staff Present:** Walter Ramsey, AICP- Town Planner and David Jensen – Inspector of Buildings

Ron Sicard opened the meeting at 7:00 PM.

### Approval Minutes:

**Motion** by Fred Bowman to accept the March 24, 2015 Planning Board minutes. Seconded by Bob Obear. **Motion passed unanimously.**

**ANR #2015-01 filed by Mark Furtado – 22 Lake Pleasant Road** for endorsement that subdivision control laws are not required for a plan titled “Plan of Land prepared for Mark Furtado located in Montague, Massachusetts” dated 2/2/2015 which plots the conveyance of 13,753 square feet in the Rural Business District, with the requisite frontage on Lake Pleasant Road for each affected lot. Affected lot is identified as Assessors Map 40, Lot 48.

**Guest:** Jim O’ Sullivan – lawyer, Mark Furtado - applicant, Dan Werner - Surveyor

Attorney O’Sullivan noted that the decision and vote from the ZBA appeals dated March 25, 2015 is on file. This made notice made reference to a few items of concern from January 12 prior to the formal survey. The square footage of the new lot (13, 753 square feet) is less than the ZBA approved. The applicant has since gone back to the ZBA and they incorporated findings to clarify the square footage issue. Also, a tentative plan for a well through the Montague BOH has been satisfied.

Planner recommended endorsing the plan, as the issue regarding the discrepancy in lot size has been addressed by the Zoning Board of Appeals. The two lots have the required frontage of 200 feet which is required in a Rural Business District. Both have adequate access to Lake Pleasant Road. An ANR is not a statement about zoning compliance, nor is it a statement about land ownership. In the future the applicant might have to come before the Planning Board regarding house #20 for a common driveway special permit.

**Motion** by George Cooke to endorse ANR #2015-01 filed by Mark Furtado. Seconded by Bob Obear. **Motion passed unanimously.** Bruce Young Abstaining

**PUBLIC HEARING -Special Permit #2015-01 - Hassay-Savage Company** Filed by Robert Savage of Hassay Savage Company for a special permit and site plan review under Montague Zoning Bylaws Section 5.2.6(c) and 8.2 to allow the construction of a building exceeding 10,000 square feet in the Industrial Zoning District. The property is located at 10 Industrial Blvd and is identified as Assessors Map 17 Lot 32

**Guest:** George Dole – Jones-Whitsett Architects, Robert Savage – Hassay-Savage and Tony Wonseski - SVE Associates, \_\_\_\_\_ Business Manager

*George Dole (architect)* - Special Permit and Site Plan Review has been filed because the applicant intends to build a new 7,300sqft metal building for office space, inventory and shipping on site, in addition to the current 6,800 sqft building which was constructed in 1969 in the Airport Industrial Park.

*Tony Wonseski (Landscape Architect)*–The property consists of 2.31 acres. There are 2-3 trucks a day along with UPS drop off and pickups daily at the site. The new buildings purpose is the need for business expansion. The building meets all the building and zoning codes, including parking requirements. The plan meets or exceeds the industrial park covenants.

*Robert Savage (Owner)* – The company continues to grow and manufactures precision cutting tools. There are 3 companies now involved under the Hassay-Savage name. The company has been in existence since 1969. Hassay-Savage is the main manufacturer; in 2000 we partnered with a French company called MegaFor, and in 2013 partnered with a Swiss company for small drills. The three companies complement each other and export to 25 countries and throughout the US. They also have a partnership with the FC Technical School and Greenfield Community College.

*Walter Ramsey (Town Planner)* – Presented the report from Town departments and abutters: Water Department no increase in water/sewage use – no comments, Highway – not an increase in traffic, no new curb cuts – no comments, Airport – would like Hassay-Savage to file a FAA form 7460-1 due to being in the flight plan. Hassay-Savage has done this- no objections. Police Department – no objections. Australis Aquaculture – no objections and Hallmark Imaging – no objections. No other abutter responded. Walter noted that the application was complete and acknowledged the designers for identifying a creative way for expansion on the small site.

*David Jensen (Building Inspector)* – Had questions regarding loading dock drainage and disbursement and maintenance of water runoff, and the catch basins. Tony Wonseski described the Stormwater Analysis and maintenance plan to everyone’s satisfaction.

*Bruce Young* – Asked for details of plantings/landscape for privacy from the trailer park – 4 foot arbor vitae will be planted to grow to 6-8 foot and other vegetation will be kept to “hide” loading dock areas. Bruce inquired about the maintenance plan and policy, which the Board reviewed. Mr. Savage indicated that the company does not use salt. Bruce also suggested that an as-built plan to be filed. George Dole noted that Hassay- Savage will do this as it is good practice.

Ron Sicard closed the Public Hearing

After closing the hearing, the board briefly discussed three stipulations to the special permit (found in motion below:

**Motion** by Bob Obear to issue a special permit and site plan approval to Hassay Savage Company under Montague Zoning Bylaws Section 5.2.6 9(c) and 8.2 (a) to allow the construction of building area exceeding 10,000 square feet in an Industrial District, subject to the following conditions:

1. As-built plans shall be submitted to the Planning office within 60 days of receipt of Certificate of Occupancy from the Building Department.
2. The two rows of arbor vitae shown on site plan sheet 5 shall be healthy and at least four feet in height when planted.
3. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are

determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld. Seconded by George Cooke. **Motion passed unanimously.**

**ANR #2015-02 filed by the Town of Montague – 25 Sixth Street** For endorsement that subdivision control laws are not required for a plan titled “Land in Montague, Mass prepared for Town of Montague” dated 2/27/2015 which plots division of a tract of land in the Central Business District known formerly as the St. Anne’s Church into 3 lots with requisite frontage on Sixth and Fifth Streets. Affected lot is identified as Assessors Map 3, Lot 22. George Cooke recused himself due to his work on the plans

Planner presented the file: The Town owns the rectory. Shelly B. Kick is the current owner of record of the Church and Barn parcels. Both are currently in tax title. The lot lines have been approved and defined by the ZBA of appeals previous to this meeting. The Selectman and Shelly B. Kick have signed the required paperwork that is needed to move forward with this project, including ZBA approval. The parcels have adequate frontage and access. Walter pointed out that there is a common wall between the rectory and garage; this has been approved by the ZBA. The proposal is for the Town to own up to the wall between the rectory and garage and release the garage. The driveway would go with the church property and there would be some debris that would need to be addressed. There is public parking available on Sixth Street. The property is currently located in central business which does not allow residential living on the first floor but this is grandfathered-in as a single family home. David Jensen suggested that the Board consider re-zoning this area to neighborhood business in the future.

**Motion** by Bruce Young to endorse ANR #2015-02 filed by The Town of Montague. Seconded by Bob Obear. **Motion passed unanimously.**

**Planner Report:**

- **Revised Special Permit and Site Plan Review Application form and Site Plan Review Checklist**

Walter Ramsey shared the updated application and checklist with the group for feedback, based on the recent amendments to the Site Plan Review bylaw. The Board authorized the Planner to use these documents.

- **Topics not anticipated within 48 hour posting requirements- none**

**Next meeting:** May 26, 2015 at 7:00 PM

**Motion** by George Cooke at 8:41 PM to adjourn the May 5, 2015 Planning Board meeting. Seconded by Bob Obear. **Motion passed unanimously.**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_